

**CITY OF KINGMAN
MEETING OF THE PLANNING AND ZONING COMMISSION
Council Chambers
310 N. 4th Street
Kingman, Arizona**

6:00 P.M.

AGENDA ACTION

Tuesday, April 14, 2015

REGULAR MEETING COMMISSION ACTION

CALL TO ORDER & ROLL CALL

All Commission Members were present.

PLEDGE OF ALLEGIANCE

1. APPROVAL OF MINUTES:

Regular Meeting Minutes of March 10, 2015.

Motion to APPROVE Regular Meeting Minutes as written UNANIMOUSLY APPROVED.

2. CALL TO THE PUBLIC - COMMENTS FROM THE PUBLIC:

Those wishing to address the Commission should fill out request forms in advance. Action taken as a result of public comments will be limited to directing staff to study the matter or rescheduling the matter for consideration and decision at a later time. Comments from the Public will be restricted to items not on the agenda. There will be no comments allowed that advertise for a particular person or group. Comments should be limited to no longer than three minutes.

3. PAST COUNCIL ACTION:

A. **REZONING CASE RZ15-001:** A request from ReMax Prestige Properties, applicant, and Leora Hammer, property owner, for a rezoning of certain property from R-1-6: Residential, Single Family, 6,000 square foot lot minimum to C-1: Commercial, Neighborhood Convenience. The request is to allow the use of the property for a commercial office. The subject property is 0.24 acres and is located at 503 Spring Street. The property is further described as Kingman Townsite Addition, Block 20, Lot 1 and West Half of Lot 2.

B. **ZONING ORDINANCE TEXT AMENDMENT CASE ZO15-001:** A city-initiated request to consider a text amendment to Section 10.000: Landscaping of the City of Kingman Zoning Ordinance. The proposed text change would revise this section by repealing the appeal process, repealing the 2:1 credit for landscaping in the right-of-way, adding an updated recommended plant list, adding parking lot landscaping standards, requiring 10% of gross site to be landscaped for new development, requiring 5% of gross site to be landscaped for remodels and expansions of existing development, clarifying plan submittal requirements and irrigation standards, permitting some artificial turf as a landscape

element, changing the time frame for replacement of dead plant material from 90 days to 45 days, and providing an exemption from the landscaping requirements for remodeled properties on sites that are over 95% developed.

4. OLD BUSINESS:

None.

5. NEW BUSINESS:

- A. MAJOR GENERAL PLAN AMENDMENT CASE GP15-001:** A city-initiated request to amend the Projected Land Use Map of the City of Kingman General Plan 2030. The case is also referred to as the Kingman Crossing Major General Plan Amendment. The City of Kingman is seeking to amend its Projected Land Use Map by changing the land use designation of approximately 151-acres of a 168.42-acre city-owned parcel from “Parks/Open Space” to “Regional Commercial”. The property is located south of Interstate-40, north of the Airfield Avenue alignment, east of N. Sage Street, and west of the Cherokee Street alignment.

The Kingman General Plan designated the 168.42-acres of city-owned land as “Parks/Open Space” largely because the western 17.1-acres include a retention pond for drainage and the area currently has limited accessibility. Commercial development is planned for the area directly north of Interstate-40 in Section 9, and the Kingman Area Transportation Study adopted in 2011 includes a planned traffic interchange, known as Kingman Crossing, on I-40 in the mid-longitudinal section of Section 9. Due to this future plan, the City is seeking to have the eastern 151-acres of its property on the south side of Interstate-40 designated as “Regional Commercial”.

The Planning and Zoning Commission will hold two public hearings on this proposed amendment. The first public hearing will be held on Tuesday, April 14, 2015 at 6:00 p.m. in the Kingman City Council Chambers located at 310 N. Fourth Street, Kingman, Arizona. The second public hearing will be held on Tuesday, April 28, 2015 at 6:00 p.m., in the Mohave County Board of Supervisors Room, 700 West Beale Street, Kingman, Arizona.

Discussion only took place. No motions were made.

- B. SUBDIVISION CASE SB15-001:** A request from Mohave Engineering Associates, Inc., applicant/engineer, and Airway Plaza Association, LLC, property owner, for approval of a **Preliminary Plat for Airway Plaza, Tract 1984**. The proposal would create a commercial condominium consisting of eight units within an existing commercial building located at 2110-2180 Airway Avenue. The subject property is zoned C-3: Commercial, Service Business and is 3.90 acres. The property is located at the southeast corner of Airway Avenue and Burbank Street. The property is further described as the North ½, NW ¼, of Government Lot 2, Section 7, T.21N., R.16W. of the G&SRM, Mohave County, Arizona.
- Motion to recommend APPROVAL of Preliminary Plat for Airway Plaza, Tract 1984 CARRIED UNANIMOUSLY.**

COMMISSIONERS COMMENTS: Limited to announcements, availability/attendance at conferences and seminars, requests for agenda items for future meetings and requests for reports from staff.

ADJOURNMENT [7:04:59 PM](#)